

## AGREEMENT TO LEASE

This agreement, made this 16<sup>TH</sup> day of August, 2010, between

L&W Properties LLC

(hereinafter "Lessor") and

Heliodoro Catalan

(hereinafter 'Lessee').

Lessor does hereby agree to grant, demise and let, and Lessee does hereby agree to take

1801 E Division St , with appurtenances, from the 16<sup>TH</sup> day of

August, 2010 to the 30<sup>TH</sup> day of August, 2011 , at the rent or sum of

Thirty Thousand Dollars, Dollars (\$ 30,000.00 ), to be paid as follows:  
In installments of \$2,500.00 on or before the first day of each month.

It is further agreed by and between the parties that the Lessor shall:  
Prepare the lease contract.

It is further agreed by and between the parties that the Lessee shall:  
Has paid on this day a deposit of \$4,000.00 , to be applied towards the lease.

It is further agreed that the lease herein provided for shall be executed by the parties  
hereto on the 16<sup>ST</sup> day of August, 2010 .

It is further agreed that in event that the lease herein provided for shall be executed,  
then and such case the Lessor shall give, and the Lessee shall take, possession of said  
premises on the 16<sup>ST</sup> day of August, 2010 , and the rent to be reserved in the said  
agreement herein provided for shall commence and be payable from said last mentioned  
date. It is further agreed that, in the event that either party hereto shall neglect, refuse or in  
any way fail to execute the lease herein provided for; at said time and place, then the party  
in default shall pay to the other party the sum of

Dollars (\$0.00 ) as liquidated damages and not as a penalty.

It is further agreed that the lease shall contain the following further provisions:

2010 AUG 31 PM 3:02  
FILER  
TARRANT COUNTY TEXAS  
Suzanne Henderson  
CLERK

It is further agreed that these presents shall operate only as an agreement to lease, and not as a lease.

IN WITNESS WHEREOF, the parties hereto sign their names.

Witnessed:

Witness

Witness

Lessor

Lessee

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on 08-16-10  
by Lewis Miller and Heliodora Catalao

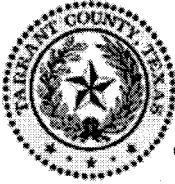
(SEAL)



Notary Public - Signature

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

HELIODORO CATALAN  
1801 E DIVISION ST STE 103  
ARLINGTON, TX 76011

Submitter: HELIODORO CATALAN

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 8/31/2010 3:04 PM

Instrument #: D210212956

LSE                    3                    PGS                    \$20.00

By: Suzanne Henderson

D210212956

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK